

July 18, 2006 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

06SN0306

360 Capital Partnership, LLC

Matoaca Magisterial District  
South line of Hull Street Road

REQUEST: Rezoning from Agricultural (A) to Regional Business (C-4).

PROPOSED LAND USE:

No specific use is proposed. It is anticipated that this property will develop in conjunction with other Regional Business (C-4) properties located to the south and east as one (1) project.

RECOMMENDATION

Recommend denial. This recommendation is made for the following reasons:

- A. The Powhite/Route 288 Development Area Plan suggests the property is appropriate for office uses, however, given the size and location of this property in combination with adjacent properties zoned C-4 at the Hull Street Road/Route 288 interchange, Regional Business (C-4) uses would be appropriate and are representative of, and compatible with, existing and anticipated area commercial development.
- B. The applicant has not adequately addressed transportation concerns relative to access and road improvements.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.)

## PROFFERED CONDITIONS

The property owner/applicant in this rezoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for itself and its successors or assigns, proffer that the property under consideration will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the owner/applicant. In the event this request is denied or approved with conditions not agreed to by the owner/applicant, the proffers shall immediately be null and void and of no further force or effect.

1. Utilities. Public wastewater shall be used. (U)
2. Transportation. In conjunction with initial development on the Property, an additional lane of pavement shall be constructed along the eastbound lanes of Hull Street Road (Route 360) for the entire Property frontage. The developer shall dedicate, free and unrestricted, to and for the benefit of Chesterfield County, any additional right-of-way (or easements) required for this improvement. (T)
3. Light Poles. Light poles shall have a maximum height of twenty (20) feet within the required building setback along Route 360 and shall not exceed a height of twenty-five (25) feet on the remainder of the Property. (P)
4. Notification of Site Plan. The developer shall be responsible for notifying the last known representative of Glen Tara Subdivision, Brandermill Community Association and the 360 West Corridor Committee of the submission of any site plan submission. Such notification shall occur at least twenty-one (21) days prior to the approval of such plans. The developer shall provide the Planning Department with a copy of the notice. (P)

## GENERAL INFORMATION

### Location:

South line of Hull Street Road west of Bridgewood Road. Tax ID 738-680-1594.

### Existing Zoning:

A

### Size:

0.9 acre

### Existing Land Use:

Vacant

### Adjacent Zoning and Land Use:

North – C-3 with Conditional Use Planned Development; Commercial  
South and West– C-4 with Conditional Use; Vacant  
East - C-4 and C-4 with Conditional Use; Vacant

### UTILITIES

#### Public Water System:

There is a twenty-four (24) inch water line extending along the north side of Hull Street Road, opposite this site. In addition, there is a twelve (12) inch water line along a portion of the south side of Hull Street Road that terminates southwest of Bridgewood Road, approximately 550 feet east of this site. Use of the public water system is required by County Code.

#### Public Wastewater System:

There is an eight (8) inch wastewater collector line along Lonas Parkway that terminates approximately 850 feet southwest of this site. Use of the public wastewater system is intended. (Proffered Condition 1)

### ENVIRONMENTAL

#### Drainage and Erosion:

The property drains to the southeast via open channels and then through storm sewers prior to reaching Swift Creek. There are no existing or anticipated on- or off-site drainage or erosion problems.

### PUBLIC FACILITIES

#### Fire Service:

Clover Hill Fire Station, Company Number 7 and Fire Station #24 currently provide fire protection and emergency medical service.

This request will have a minimal impact Fire and EMS.

#### Transportation:

The property is located on the south side of Hull Street Road (Route 360) between Lonas Parkway and Bridgewood Road. The applicant is requesting rezoning from A to Regional Business (C-4).

This request will not limit development to a specific land use; therefore, it is difficult to anticipate traffic generation. Based on trip rates for a fast food restaurant with a drive through window, development could generate 2,500 average daily trips. Traffic generated by this development will be distributed along Route 360, which had a 2005 traffic volume of 43,814 vehicles per day between Route 288 and Genito Road. (Level of Service D)

Development must adhere to the Development Standards Manual in the Zoning Ordinance relative to access and internal circulation. The applicant controls several large parcels of land in this area and intends to construct an entrance/exit on the property to provide access to Route 360 for the other parcels bound by Lonas Parkway, Bridgewood Road and Route 360. Because the property is located approximately halfway between Lonas Parkway and Bridgewood Road, staff can support one (1) access in this location. The existing median on Route 360 will limit this access to right turns in/out only. The applicant should proffer to limit direct access from the property to Hull Street Road to one (1) entrance/exit.

The traffic impact of this development must be addressed. The applicant has proffered to construct an additional lane of pavement along Route 360 for the entire property frontage (Proffered Condition 2). Based on Transportation Department standards, a separate right turn lane is anticipated to be warranted at the approved entrance/exit. The applicant should proffer to construct a separate right turn lane along Hull Street Road at the site access.

Because the applicant has not proffered to limit direct access to Route 360 or provide adequate road improvements, the Transportation Department cannot support this request.

### LAND USE

#### Comprehensive Plan:

Lies within the boundaries of the Powhite/Route 288 Area Development Plan which suggests the property is appropriate for office uses. Given the size and location of the property in combination with adjacent properties zoned C-4 at the Hull Street Road/Route 288 interchange, Regional Business (C-4) uses are appropriate.

#### Area Development Trends:

Properties to the north are zoned Community Business (C-3) and are developed for commercial uses. Properties to the south, east and west are zoned Regional Business (C-4) and currently remain vacant. This property is planned to be assembled with the adjacent C-4 properties as part of an overall development.

### Development Standards:

The property lies within the 360 Corridor West Area Highway Corridor District. The purpose of this district's standards is to recognize specified areas of the County as unique and to enhance patterns of development in those areas. Except as addressed by existing conditions of zoning, development of the site must conform to the Highway Corridor District standards and the Emerging Growth Area District requirements of the Zoning Ordinance. Together, these standards address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, pedestrian access, utilities and screening of dumpsters and loading areas.

### Lighting:

The height of freestanding light poles has been limited (Proffered Condition 3). This treatment is consistent with that approved on adjacent C-4 property.

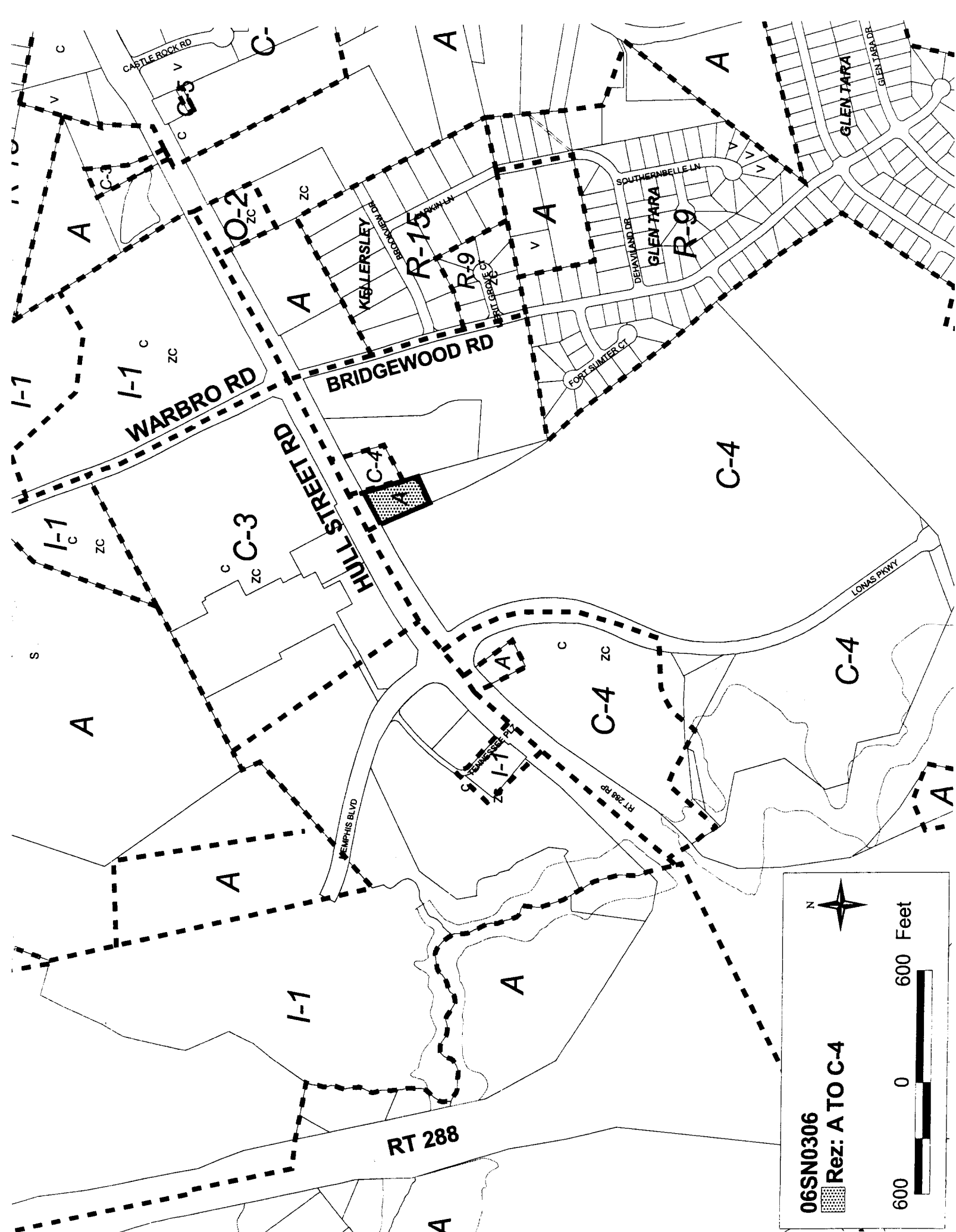
### Site Plan Notification:

Consistent with the requirements for the adjacent Regional Business (C-4) properties, the applicant has proffered to notify the Brandermill Community Association, in addition to representatives of the Glen Tara Subdivision and the 360 West Corridor Committee of any site plan submission on the request site. (Proffered Condition 4)

### CONCLUSION

The Powhite/Route 288 Development Area Plan suggests the property is appropriate for office uses. But, given the size and location of this property in combination with adjacent properties zoned C-4 at the Hull Street Road/Route 288 interchange, Regional Business (C-4) uses would be appropriate and are representative of, and compatible with, existing and anticipated area commercial development. However, the applicant has not adequately addressed transportation concerns relative to access and road improvements as discussed herein.

Given these considerations, staff recommends denial of this request.



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Rez: A TO C-4



600 0 600 Feet